

RUDGEAR ESTATES HOMEOWNER ASSOCIATION
BOARD MEETING AGENDA
THURSDAY, JANUARY 19, 2012 - 7:30 P.M.
ST. LUKE'S LUTHERAN CHURCH - 2491 SAN MIGUEL DRIVE, WALNUT CREEK, CA

Please be advised that, per SB563, a new piece of legislation that became effective 1/1/12, the Board of Directors cannot discuss, or make a decision on, any item that is not already on the published Board meeting agenda. This includes new items that are raised by homeowners at a meeting.

The Board welcomes all Rudgear Estates homeowners to its regular Board meetings and encourages questions and concerns. Please note, however, that the Board may have to place new items on an agenda for a future meeting if they are not already on the published agenda for that meeting.

The Board reserves the right to adjust the order of the agenda without prior notice. Thank you for your understanding.

1. Call to Order
2. Approval of the Minutes of the October 20, 2011 Regular Meeting and Executive Session, the Annual Meeting Minutes from November 17, 2012, and the Board Organizational Meeting Minutes from November 17, 2012.
3. Homeowner Comments/Questions from the Floor
 - a. Board Comment on Homeowner Comments/Concerns from the Floor
 - b. Refer New Homeowner Comments/Concerns to a Future Meeting.
4. Hearings – If Any (May be Done in Executive Session)
5. Committee Reports
 - a. Finance Committee – Doug Switzer
 - b. Architectural Control – Tom Slone
 - c. Pool Committee/Pool Manager –Aaron Davis/Marc Kiefer/Dawn Kruger
 - d. REST – Mary Tang
 - e. Landscape – Barbara Nelson
 - f. RV Lot – Chuck Hasman/Lew Doty
 - g. Website – Barbara Dawson, Prop Mgr
 - h. Newsletter – Chris DeBoer
 - i. Other Committees Reports – As Needed
6. Old Business Action Items
 - a. Financial/Collection Issues
 1. Review of October, November and December 2011 Financials
 2. Vote on Liens for Accounts in Collections – If Any
 3. Review Delinquent Homeowner Accounts
 4. 2011 Reserve Contribution – Update
 - b. Pool Issues:
 1. Consider Pool Issues from Pool Manager, If Any
 2. Pool Renovation Project
 - a. Update Current Status of Project
 - b. Bid to Replace Floor Heads
 - c. Bid to Repair Blocked Return Lines – If Available
 - d. Bid to Replace Skimmers
 3. "Off Hours" Swimming – Update
 4. REST Related Issues
 - a. Approve Proposed Master Swim Program
 - b. Permission for Recruiting Sign at Pool
 - c. Approval for a Tri-Meet on 6/23/12
 - d. Request for a REST section in REHA newsletter
 - e. REST Meet Schedule for 2012
 - f. Other REST Items, If Any
 5. Finalize Facility Use Agreement ("FUA")
 6. Other Pool Issues, If Any
 - c. Landscape Issues
 1. "Memory Tree" – Update
 2. Landscape Contract – Scope of Work - Update
 3. Landscape Committee Report from December 2011 Inspection
 - a. Trial Shrub Trimming, Rudgear Road/Whitecliff Way
 4. Tree Bids – Various Locations – Review and Approve
 - a. 2122 Wilmington – Canary Island Pine Removal – Review Report and Decide on Course of Action
 - b. 1490 Whitecliff Way – Tree Removal

- c. 1942 Whitecliff Way – Tree Removal
- d. 1934 Whitecliff Way – Tree Removal
- e. 1953 Whitecliff Way – Tree Removal
- f. 1920 Whitecliff Way – Tree Removal/Trim
- g. Other Tree Bids, If Any
- 5. Block Wall Bid in Pool Lawn Area
- 6. Water to Dapplegray Landscaping – Update
- 7. Creek Drain Issue – Update
- 8. Landscape Violation Letters – Review
- 9. Other Landscape Issues, If Any
- d. Maintenance – Update
 - 1. Dog Waste Signs – Update
 - 2. Common Area Gate on Wilmington – Update
 - 3. Other Maintenance Items, If Any
- e. Architectural Issues
 - 1. Consider Architectural Issues, If Any
- f. Newsletter/Electronic Communications
 - 1. Discuss Next Newsletter
- 2. Consider Newsletter/Electronic Communications Issues, If Any
- g. Review Miscellaneous/Violation Issues and Correspondence, If Any
- 7. New Business Action Items – If Any
 - a. New Allied Trustee Services Collection Agreement and New Programs
 - b. Approve Pool Janitorial Bid
 - c. Owl House Request from Homeowner
 - d. Neighborhood Watch Meeting – Update
 - e. 2012 New Legislation – Update
 - f. Possible Appointment of an Executive Committee
 - g. Association Calendar for 2012 – Review
 - h. Administrative Business, If Any
 - i. Refer Items to Next Regular Board Meeting
 - j. Other New Business, If Any
- 8. Executive Session
 - a. Hearings - If Any
 - b. Legal Issues
 - c. Contractual Issues
- 9. Adjourn

The Board meets on the third Thursday of each month, with the exception of August and December. The next Board business meeting is scheduled to be held Thursday, February 16, 2012.